

Town of Nolensville
Planning Commission Meeting
Regular Meeting
March 10, 2005
7:00 P.M.
At Nolensville Elementary School

Members in attendance were as follows: James Clark, Bob Haines, Frank Wilson, Kristi McArthur, Willis Wells, Charles Knapper, Larry Gardner, and Jimmy Alexander.

Rick Fisher was absent.

Staff present: Dana Ausbrooks, Dave Ausbrooks, Richard Woodroof, Bill Terry, and Tonia Smith.

Agenda Item I- Meeting called to order by Chairman Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of minutes

Frank Wilson made a motion to approve the minutes with the change on page 6 to read:
Frank Wilson made a motion to table this discussion on the OSD & UR to next month.

James Clark seconded the motion, motion passed unanimously.

Agenda Item IV- Citizen Comments

Kevin Hartman- spokesperson for the homeowners of McFarlin Woods and Cowan Drive- stated he had done some research since last meeting and had some questions.

1. Why was Rolling Hills gated when the Planning Commission was against it?
2. Why were change done on the second reading and there was no Public Meeting?
3. Are the residents of Cowan Drive going to receive a gate on Cowan Drive?

Paul McCann- 703 Cowan Drive- stated he understood the children were not to play in the street but felt there was still some concern of the traffic issue. He felt that Cowan would open an access for threw traffic to Kidd Road and Rocky Fork.

Agenda Item VI- New Business

a.) Bent Creek Final Plat, Phase 1, Section 2b

Bill Terry stated that Phase 1, Section 2b, 3b, and 4b meets all the requirements but one. In the subdivision regulations it states: For residential areas one fire hydrant shall be placed at each street intersection and intermediate hydrants set 500 feet apart. In section 3b and 4b they do not meet these requirements.

Eric McNeely (Stance Engineer) stated that they transferred the water plans for the water department onto the plans. They did not engineer the water lines.

Richard Woodroof stated that they would like the board to give them a variance on the fire hydrant being at each intersection. They would be placed 500 feet apart.
Presley Hughes (Fire Chief) stated he would not like the board to approve a variance. There is a reason why it's in the Subdivision Regulation to have one at each intersection.

Larry Gardner made a motion to hold the standard set fourth in the Subdivision Regulations. Bob Haines seconded the motion, motion passed unanimously.

Jimmy Alexander made a motion for approval of Bent Creek Final Plat, Phase 1, Section 2b with the condition of Richard Woodroof setting the bond amount. James Clark seconded the motion, motion passed unanimously.

b.) Bent Creek Final Plat, Phase 1, Section 3b

Richard Woodroof stated by the Subdivision Regulation there is to be a fire hydrant located at Brittain Pass and one at Silver Stream intersection.

Jimmy Alexander asked if Richard Woodroof could add the fire hydrants in the bond amount.

Richard Woodroof stated it could be added.

Jimmy Alexander made a motion to approve Bent Creek Final Plat, Phase 1, Section 3b with the condition of Richard Woodroof setting the bond amount to include two fire hydrants. Frank Wilson seconded the motion, motion passed unanimously.

c.) Bent Creek Final Plat, Phase 1, Section 4b

Richard Woodroof stated by the Subdivision Regulation there is to be a fire hydrant located at Kings Inn Road and one at Locust Hollow intersection.

Frank Wilson made a motion to approve Bent Creek Final Plat, Phase 1, Section 4b with the condition of Richard Woodroof setting the bond amount to include two fire hydrants. Charles Knapper seconded the motion, motion passed unanimously.

d.) Gate at Cowan Drive

Charles Knapper stated that he had met with Bob Allen, the Senior Vice President of Beazer Homes and had brought a proposal for Cowan Drive.

Charles Knapper made a motion to have the traffic engineer and staff to review the proposal and bring it back to this board at next month's meeting. Willis Wells seconded the motion, motion passed 7 to 1. (Bob Haines apposed).

e.) Cowan Drive and Cowan Court Paving

Richard Woodroof stated that Section 4 of McFarlin Woods has built out and the Planning Commission can now call for the surface coat to be applied. The staff recommends that Oak Creek Drive not to be surface coated due to the road will carry all construction traffic from section 5 and 6.

Charles Knapper made a motion to have the surface coat applied to Cowan Drive and Wiggins Court. Frank Wilson seconded the motion, motion passed unanimously.

f.) McFarlin Woods Punch List

Richard Woodroof stated that the staff has not allowed section 5 and 6 to be on the Planning Commission agenda because of the motion made in September 2003 stating: Motion made by Charles Knapper to approve with conditions that all work on punch list be completed in 30 days with 3 rain days or approval will be null and void until punch list is completed.

Frank Wilson made a motion that the McFarlin Woods Punch List must be completed before Sections 5 and 6 be started. Larry Gardner seconded the motion, motion passed unanimously.

Agenda Item VII- Old Business

a.) Monthly Bond Report

Bob Haines made a motion to accept the monthly bond report. James Clark seconded the motion, motion passed unanimously.

b.) OSD and UR Zones

Larry Garnder made a motion to eliminate OSD and keep the PUD. Jimmy Alexander seconded the motion, motion passed unanimously.

By acclamation the UR zones was deferred to a workshop on April 11 @ 6:30.

c.) Collector Road Definition & Cross Section outside of Subdivision

Richard Woodroof stated he would like the board to change the wording in section 1.13.2 General Terms to Major and Minor Collector Roads. The new definitions will be:

Minor Collector- provides access to individual properties and collects and distributes neighborhood traffic from local roads to major collector and arterial roads.

Major Collector- collects and distributes traffic from minor collector and other local roads to the arterial transportation system.

Willis Wells made a motion to accept the definitions for the Minor and Major Collector Road. As followed:

Minor Collector- provides access to individual properties and collects and distributes neighborhood traffic from local roads to major collector and arterial roads.

Major Collector- collects and distributes traffic from minor collector and other local roads to the arterial transportation system.

Bob Haines seconded the motion, motion passed unanimously.

Charles Knapper made a motion to accept the cross section with the following:

1. For a Local Road 50' R.O.W.
2. For a Collector Road 60' R.O.W.
3. 12' lane width
4. 3' Shoulder width
5. 3:1 side slope

Willis Wells seconded the motion, motion passed unanimously.

Agenda Item VIII- Other Business

a.) Silver Springs Farm

Richard Woodroof stated this is a development outside the Town Limits but in our urban growth boundary. The development is located across from where Rocky Springs intersects Rocky Fork Road. The development is a proposed OSDR development on 171 acres with 307 lots.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 9:00 P.M.

Larry Gardner
Secretary for the Planning Commission

Date